PROJECT TEAM

PROJECT NAME: NORTHERN JUNK

PROJECT ADDRESS: 1314 WHARF STREET

LEGAL DESCRIPTION: LOT 182F (001-005-723)

GOVERNING BUILDING CODE: BCBC 2018

Mechanical/Electrical INTEGRAL GROUP

101-1019 Wharf Street Victoria BC Tel: (250) 418-1288

Owner / Developer Crosstown Properties (Wharf St.) [Managed by Reliance Properties Ltd.] 305 - 111 Water St. Vancouver, BC V6B 1A7 T: (604) 694-8896 F: (604) 683-6719

Code Consultant Murray Johnson Engineering Ltd.

212 5th Ave., New Westminster, BC V3L 1R4 T: (604) 526-3335

Architect

Boniface Oleksiuk Politano Architects

880 - 1500 West Georgia St. Vancouver, BC V6G 2Z6 T: (236) 521-6568

Geotechnical

28 Crease Avenue, Victoria, BC V8Z 1S3 T: (250) 475-3131

LandscapeArchitect PWL Partnership HeritageConsultant

500 - 1201 West Pender St. Vancouver, BC V6E 2V2 T: (604) 639-5313 F: (604) 688-6112

Transportation Bunt and Associates Engineering

421 - 645 Fort Street, Victoria, BC V8W 1G2 T: (250) 592-6122

1030-470 Granville St., Vancouver, BC V6C 1V5 T: (604) 688-1216

301-3600 Uptown Blvd., Victoria, BC V8Z 0B9 T: (250) 389-8015



Structural

406 - 611 Alexander St. Vancouver, BC V6A 1E1 T: (604) 255-1169 F: (604) 255-1790



A 2019-06-19 REZONING / HERITAGE ALTERATION

Boniface Oleksiuk Politano

Architects

B 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT R1

C 2020-08-07 REZONING / HERITAGE ALTERATION

PERMIT R2 D 2021-01-11 REZONING / HERITAGE ALTERATION PERMIT R3



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Northern Junk

1314-1318 Wharf Street, Victoria BC

Cover Sheet

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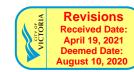
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19004C

REZONING/HERITAGE ALTERATION PERMIT APPLICATION R3

JANUARY 11, 2021

Final **Approved Plans Adopted Date:** August 5, 2021





PROJECT DATA

PROJECT NAME: PROJECT ADDRESS: LEGAL DESCRIPTION: GOVERNING BUILDING CODE:

NORTHERN JUNK 1314 WHARF STREET LOT 182F (001-005-723) BCBC 2018

ZONE (EXISTING)	INNER HARBOUR HERITAGE DISTRIC
NET SITE AREA (sgm) "Above Natural Boundary	1218 sr
GROSS SITE AREA (sqm)	1375 sr
TOTAL FLOOR AREA	4095 si
COMMERCIAL FLOOR AREA	831.5 si
FLOOR SPACE RATIO	3.3
SITE COVERAGE %	65.5
OPEN SITE SPACE %	34.5
HEIGHT OF BUILDING FROM STREET GRADE (III)	19.1 (n
NUMBER OF STOREYS	5 STOREYS FROM WHARF (6 FROM HARBOUR
PARKING STALLS ON SITE	
BICYCLE PARKING (long term)	56 res + 5 Commercia
BUILDING SETBACKS (SEE SITE PLAN)	
FRONT YARD (EAST)	0
REAR YARD (WEST)	15.83
SIDE YARD (NORTH)	01
SIDE YARD (SOUTH)	0
RESIDENTIAL USE DETAILS (SEE UNIT TYPE TABLE)	
TOTAL NUMBER OF UNITS	4
UNIT TYPE (SEE UNIT TYPE TABLE)	STUDIO, 18D, 28D, 38
GROUND DRIENTED UNITS	
MINIMUM UNIT FLOOR AREA	37.5 si

DRAWING LIST

ARCHITECTURAL

A001	COVER SHEET PROJECT DATA SITE SURVEY
A011 A012 A013 A014 A101 A201 A202 A203 A204 A205 A206 A401 A402 A403 A404 A403	AREA PLANS AREA PLANS AREA PLANS AREA PLANS AREA PLANS AREA PLANS SITE PLAN PLAN - LEVEL 00 PLAN - LEVEL 01 PLAN - LEVEL 02 PLAN - LEVEL 03-04 PLAN - LEVEL 05 PLAN - LEVEL 05 PLAN - ROST SOUTH ELEVATION NORTH ELEVATION ORTHER ELEVATION CONTEXT ELEVATION CONTEXT ELEVATIONS
A502	SECTION - A2

LANDSCAPE

SEE LANDSCAPE SET

PROJECT DATA SUMMARY

AREA SUMMARY

ASSSUMPTIONS		
	SQ.FT	
SITE AREA (ABOVE PRESENT NATURAL BOUNDARY)	13,108	1218
MAX ALLOWABLE DENSITY (4.4)	57,673	5358
EXISTING FOOTPRINTS	5.175	481

AREAS BY USE		
CRU 2 - L01	226.7 sm	
CRU 1 - L01	243.2 sm	
CRU 1 - L00	204.5 sm	
CRU 2 - L00	157.0 sm	
TOTAL COMMERCIAL	831,5 sm	(8,949,9 sf.)
Building Gross Area	4095.4 sm	(44,083 sf)
Total Commercial Area	831.5 sm	[8,950 sf]
TOTAL RESIDENTIAL	3263.9 sm	(35,132.9 sf.)
NET RESIDENTIAL	2652.8 sm	(28,555,3 sf.)
NET RENTABLE (RES+COMM)	3,484.3 sm	(37,505.2 sf.)

GROSS SITE AREA	
NET SITE AREA	1218 sm
VOLUMETRIC SRW	253 sm
OPEN AREA	420 sm
BUILDING FOOTPRINT	797 sm
OPEN AREA %	34.5%
NET SITE AREA - DFW S.R.W. AREA	964.24 sm

BUILDING GROSS AREA	
	544 sm
LOO TOTAL	544 sm
	315 sm
	265 sm
LO1 TOTAL	580 sm
	739 sm
LO2 TOTAL	739 sm
LO3 TOTAL	739 sm
L04 Gross	
L04 Total	739 sm
LOS Gross	739 sm
L05 Total	739 sm
Roof Gross	14 sm
	14 Sm
LOS Total	14 S/II
BUILDING GROSS	4,095 sm
SITE AREA FOR ESR	1.218 sm
FSR	3.36
NET RENTABLE (RES+COMM)	

UNIT SUMMARY

LEVEL		1BD	28D	380		TOTAL UNITS
	0					
				0	0	
LEVEL 02		8			0	
LEVEL 03		8			0	
LEVEL 04		8	2		0	
LEVEL 05		6	3		0	11
LEVEL 06	0	0	0	0	0	0
TOTAL	4	30	9	.4	0	47
PERCENTAGE	9%	54%	19%	9%	0%	100%
FAMILY UNITS				28%		

	TOTAL ARE	A PER FLOOR			
LEVEL		1BD		3BD	TOTAL UNITS
	0				
LEVEL 01	0			0	0
	38	390		83	663
LEVEL 03	38	390		83	663
EVEL 04	38	390	152	83	663
LEVEL 05	38	289	253	83	663
TOTAL	152 sm	1,459 sm	710 sm	332 sm	2,653 sm
Unit Count	4	30	9	4	47
AVG SIZES	38 sm	49 sm	79 sm	83 sm	56 sm
AVG SIZES (SF)	409.8 sf	523.3 sf	849.3 sf	893.2 sf	607.6 sf

PARKING SUMMARY

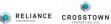
NOTE: NO VEHICLE PARKING PROVIDED ON SITE. SEE TRAFFIC REPORT FOR TRAFFIC MANAGEMENT STRATEGY

BICYCLE PARKING				
Residential	Count		Reg'mt	Provided
1.0/ Unit < 45m2			12 43.75	
1.25/ Unit > 45m2 Total Residential		47	55.75	56
Commercial	Area		Reg'mt	Provided
	g.		4.2	
Total			5	5

Suite Storage				
Residential	Count	Reg'mt		Provided
in-suite	- 2			
Bike/Locker combo	- 2	5		
Total Residential	- 4	7	0	47







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B 2019-10-11 REZONING / HERITAGE ALTERATION

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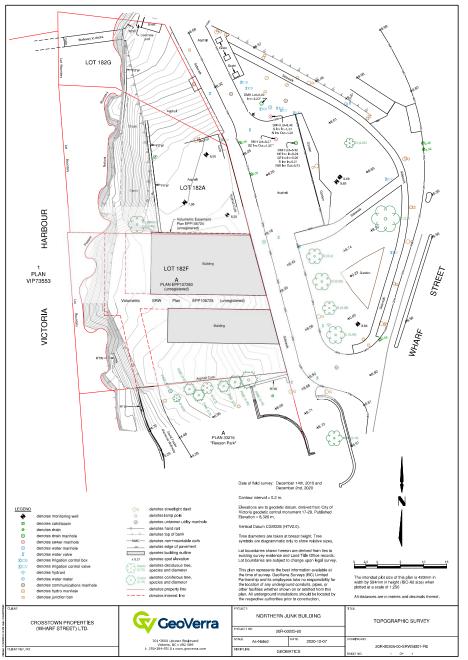




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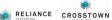
1314-1318 Wharf Street, Victoria BC

Project Data









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Boniface Cleksiuk Politano Architects 880-1900 West Georgia Street Vencouver, BC, VRG 226 Tel: (236) 521-8568 info@astarchitecture ca





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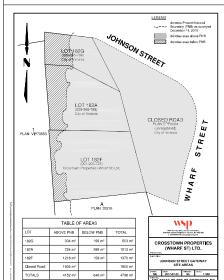
1314-1318 Wharf Street, Victoria BC

Site Survey

CHECKED: AB

SURVEYORS LETTER/RATIONALE

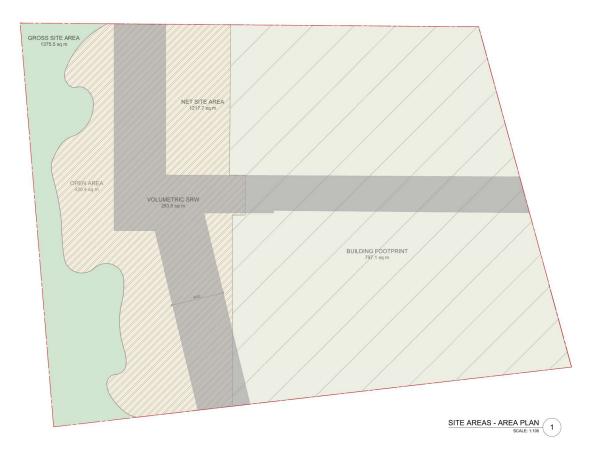




SITE AREAS

GROSS SITE AREA				
NET SITE AREA				
VOLUMETRIC SRW	253 sm			
OPEN AREA				
BUILDING FOOTPRINT	797 sm			
OPEN AREA %	34.5%			
NET SITE AREA - DFW S.R.W. AREA	964.24 sm			

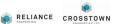
*NET SITE AREA IS ABOVE PRESENT NATURAL BOUNDARY





Boniface Oleksiuk Politano Architects





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- PERMIT R2
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1314-1318 Wharf Street, Victoria BC

Area Plans

CHECKED: AB



LEVEL 01 AREAS		
SUITE NUMBER	SUITE TYPE	SUITE AREA
CRU1	CRU 1 - L00	204.5 sm
CRU2	CRU 2 - L00	157.0 sm
Total Suite Area	2	361.6 sm
	L00 GROSS	544.0 sm
Total Gross Area		544.0 sm
EFFIC		66%

SUITE NUMBER	SUITE TYPE	SUITE AREA
CRU1	CRU 1 - L01	243.2 sm
CRU2	CRU 2 - L01	226.7 sm
Total Suite Area	2	469.9 sm
	L01 Gross	315.1 sn
	L01 Gross	264.7 sn
Total Gross Area		579.8 sm
EFFIC		81%

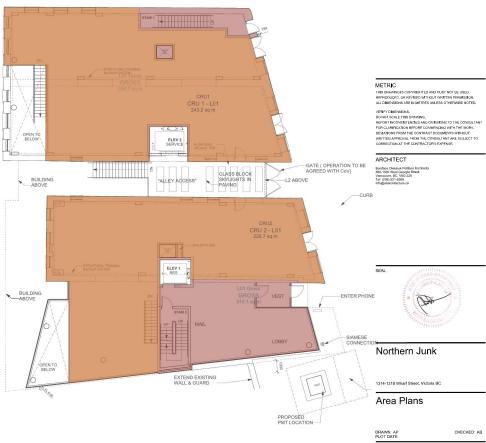


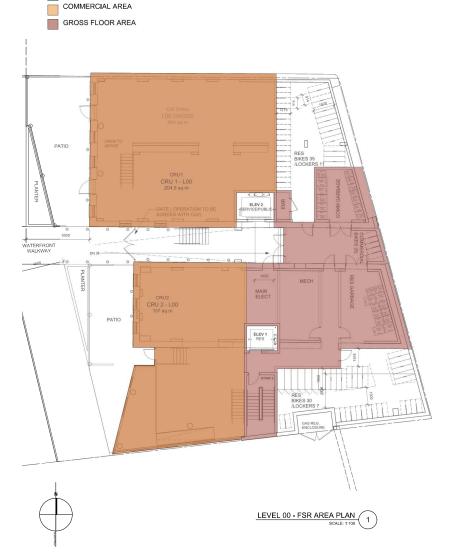


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- B 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT R1
- C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2
- D 2021-01-11 REZONING / HERITAGE ALTERATION PERMIT R3





AREA LEGEND

RESIDENTIAL SUITE

LEVEL 01 - FSR AREA PLAN SCALE: 1:100 2

SUITE NUMBER	SUITE TYPE	SUITE AR
201	3BD	83
202	2BD	86
203	1BD	53
204	1BD	53
205	1BD	40
206	1BD	46
207	1BD	46
208	1BD	55
209	1BD	58
210	1BD	38
211	ST	38
212	2BD	66
Total Suite Area	12	663
	GROSS	739
Total Gross Area		739
EFFIC		9

210 1BD 38.1 sq m

212 2BD 66.3 sq m

201 3BD 83 sq m

211 ST 38.1 sq m

AREA LEGEND
RESIDENTIAL SUITE

COMMERCIAL AREA

GROSS FLOOR AREA

BALC

BALC

208 1BD 55.2 sq m

207 1BD 46 sq m

206 1BD 46.2 sq m

205 1BD 39.7 sq m

204 1BD 53.3 sq m

203 1BD 53 sq m

202 2BD 85.9 sq m

SUITE NUMBER	SUITE TYPE	SUITE ARE
301 sm	3BD sm	83 s
302 sm	2BD sm	86 s
303 sm	1BD sm	53 s
304 sm	1BD sm	53 s
305 sm	1BD sm	40 s
306 sm	1BD sm	46 s
307 sm	1BD sm	46 s
308 sm	1BD sm	55 s
309 sm	1BD sm	58 s
310 sm	1BD sm	38 s
311 sm	ST sm	38 s
312 sm	2BD sm	66 s
Total Suite Area sm	12 sm	663 s
	GROSS sm	739 s
Total Gross Area sm		739 s
EFFIC		90

BALC	308 1BD 55.2 sq m	STATE STATE OF THE	309 1BD 58.5 sq m	BALC II
BALC	307 1BD 46 sq m			
BALC	306 1BD 46.2 sq m		310 1BD 38.1 sq m	BALC
GUARDRAL—	305 1BD 39.7 sq m	311 ST 38.1 se		ациярям
BALC	304 1BD 53.3 sq m		312 2BD 66.3 sq m	BAC
BALC	303 1BD 53 sq m	GROSS GROSS 759.3 sq m	7	301 3BD 83 sq m
BALC	302 2BD 85.9 sq m	8	BALC	







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A 2019-06-19 REZONING / HERITAGE ALTERATION
PERMIT
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PERMIT R2
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PERMIT R3

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1314-1318 Wharf Street, Victoria BC

Area Plans

CHECKED: AB

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LEVEL 03 - FSR AREA PLAN SCALE: 1:100 2





R	EA LEGEND
	RESIDENTIAL SUITE
	COMMERCIAL AREA
	GROSS FLOOR AREA

SUITE NUMBER	SUITE TYPE	SUITE ARE
301 sm	3BD sm	83 9
302 sm	2BD sm	86 s
303 sm	1BD sm	53 :
304 sm	1BD sm	53 s
305 sm	1BD sm	40 s
306 sm	1BD sm	46 9
307 sm	1BD sm	46 :
308 sm	1BD sm	55 s
309 sm	1BD sm	58 8
310 sm	1BD sm	38 8
311 sm	ST sm	38 s
312 sm	2BD sm	66 :
Total Suite Area sm	12 sm	663 9
	GROSS sm	739 :
Total Gross Area sm		739 :
EFFIC		90

BALC	408 1BD 55.2 sq m	409 1BD 58.5 sq m	BALC II
BALC	1BD 46 sq m		
BALC	406 1BD 46.2 sq m	410 1BD 38.1 sq m	BALC
GUARDRAIL-	405 1BD 39,7 sq m	411 ST 38.1 sq m	
BALC	404 1BD 53.3 sq m	412 2BD 66.3 sq m	BALC
BALC	403 1BD 53 sq m	GROSS GROSS TSB3 Sq m	401 3BD 83 sq m
BALC	402 2BD 85.9 sq m	BALC	

	CEVEE 03 MILENS		
	SUITE NUMBER	SUITE TYPE	SUITE AREA
	501	3BD	83 sm
	502	2BD	86 sm
	503	1BD	53 sm
	504	1BD	53 sm
	505	1BD	40 sm
	506	1BD	46 sm
	507	2BD	101 sm
	508	1BD	58 sm
	509	1BD	38 sm
	510	ST	38 sm
	511	2BD	66 sm
	Total Suite Area	11	663 sm
		GROSS	739 sm
	Total Gross Area		739 sm
	EFFIC		90%
STAIR 1	2		
			508
	37717		BD

LEVEL 05 AREAS









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B 2019-10-11 REZONING / HERITAGE ALTERATION

PERMIT R1

C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2

D 2021-01-11 REZONING / HERITAGE ALTERATION PERMIT R3

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Area Plans

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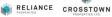
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LEVEL 05 - FSR AREA PLAN SCALE: 1:100 2

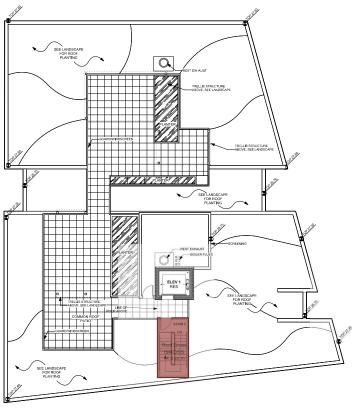
SUITE NUMBER	SUITE TYPE	SUITE ARE
Total Suite Area	0	0 sr
	GROSS	14 s
Total Gross Area		14 s







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1 ROOF AREAS Scale: 1:100

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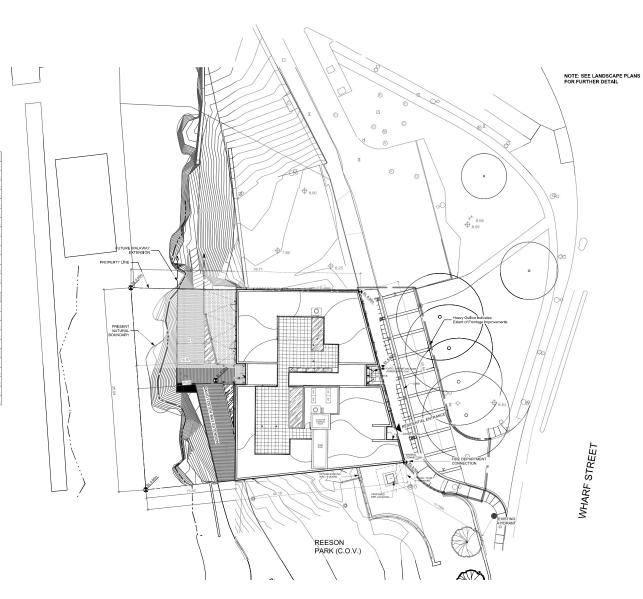
1314-1318 Wharf Street, Victoria BC

Area Plans



Address: 1314 WHARF ST PID: 001-005-723 Folio: 01074004 Legal Information: LOT 182-F, VICTORIA

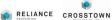
ZONE (EXISTING)	INNER HARBOUR HERITAGE DISTRICT
NET SITE AREA (sqm) "Above Natural Boundary	1218 sn
GROSS SITE AREA (sqm)	1375 sn
TOTAL FLOOR AREA	4095 sn
COMMERCIAL FLOOR AREA	831.5 sm
FLOOR SPACE RATIO	3.30
SITE COVERAGE %	65.59
OPEN SITE SPACE %	34.5 9
HEIGHT OF BUILDING FROM STREET GRADE (m)	19.1 (m)
NUMBER OF STOREYS	5 STOREYS FROM WHARF (6 FROM HARBOUR)
PARKING STALLS ON SITE	
BICYCLE PARKING (long term)	56 res + 5 Commercial
BUILDING SETBACKS (SEE SITE PLAN)	
FRONT YARD (EAST)	Om
REAR YARD (WEST)	15.83 m
SIDE YARD (NORTH)	0 m
SIDE YARD (SOUTH)	Om
RESIDENTIAL USE DETAILS (SEE UNIT TYPE TABLE)	
TOTAL NUMBER OF UNITS	45
UNIT TYPE (SEE UNIT TYPE TABLE)	STUDIO, 18D, 28D, 38D
GROUND ORIENTED UNITS	
MINIMUM UNIT FLOOR AREA	37.5 sm
TOTAL RESIDENTIAL FLOOR AREA	2653 sm











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- PERMIT R1

 C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2

 D 2021-01-11 REZONING / HERITAGE ALTERATION PERMIT R3

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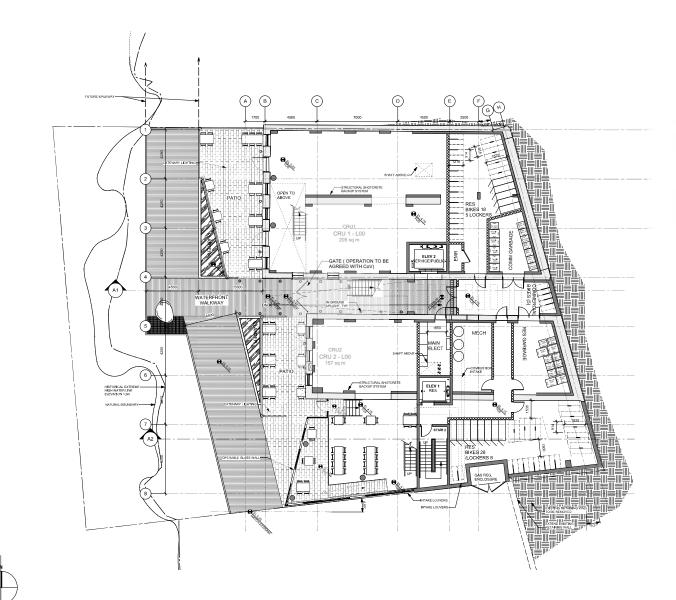
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1314-1318 Wharf Street, Victoria BC

Site Plan

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- SEE AREA PLANS FOR FLOOR AND SUITE AREAS



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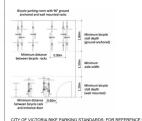


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1314-1318 Wharf Street, Victoria BC

Plans - L00

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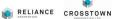




- SEE AREA PLANS FOR FLOOR AND SUITE AREAS







ISSUED FOR

- A 2019-06-19 REZONING / HERITAGE ALTERATION
- PERMIT

 B 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT R1
- C 2020-08-07 REZONING / HERITAGE ALTERATION
- PERMIT R2
- D 2021-01-11 REZONING / HERITAGE ALTERATION PERMIT R3

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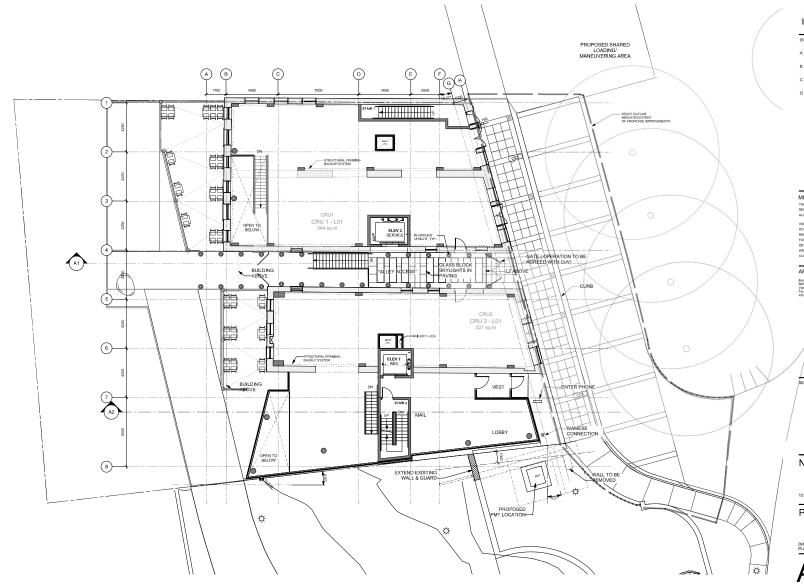
1314-1318 Wharf Street, Victoria BC

Plan - Level 01

CHECKED: AB

A-202

PLAN L1



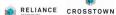




- SEE AREA PLANS FOR FLOOR AND SUITE AREAS

- SEE LANDSCAPE FOR ALL SITE FURNISHINGS, PLANTING AND SITE MATERIALS







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1314-1318 Wharf Street, Victoria BC

Plan - Level 02





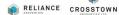




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1314-1318 Wharf Street, Victoria BC

Plan - Level 03-04





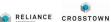




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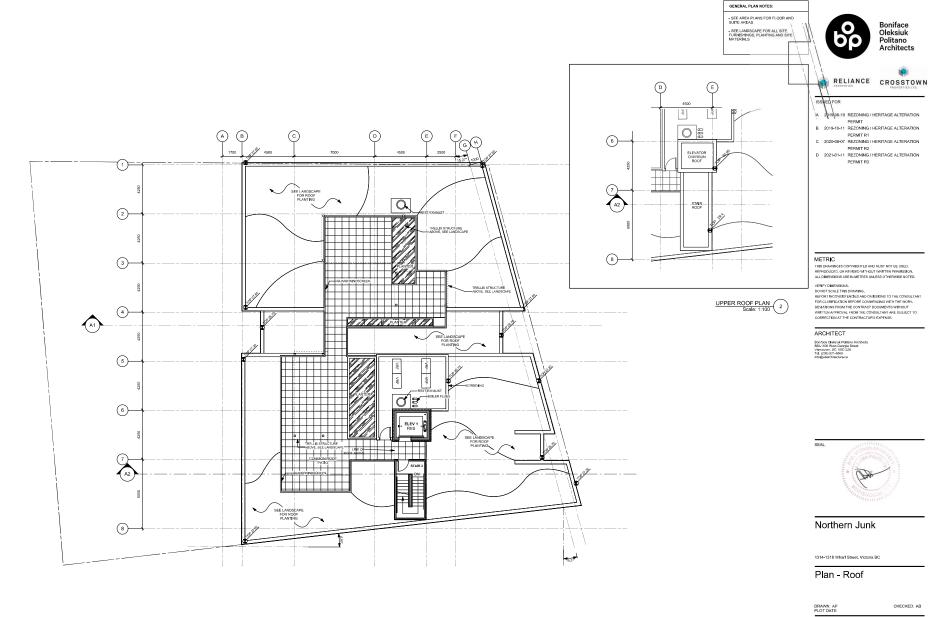
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Plan - Level 05

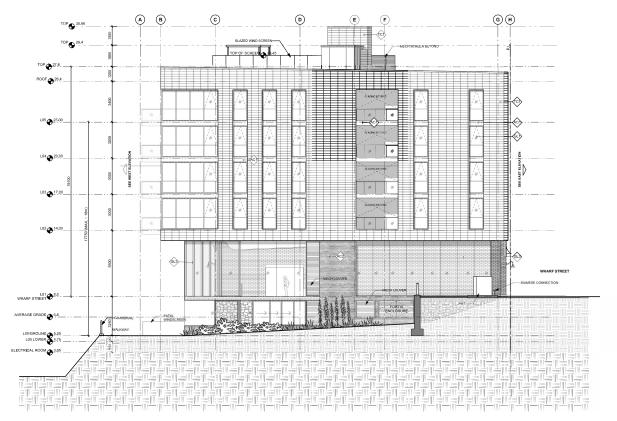






ROOF PLAN SCALE: 1:100 1 A-206

19004











- A 2019-06-19 REZONING / HERITAGE ALTERATION
- B 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT R1
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ARCHITECT

Boniface Cleksluk Politano Architects 880-1500 West Georgia Street Vencouver, BC, VSG 226 Tel: (236) 521-8568 info@absrchitecture ca



Northern Junk

1314-1318 Wharf Street, Victoria BC

South Elevation

A-401

CHECKED: AB

GL1 - NEW RESIDENTIAL GLAZING GL2 - HERITAGE STYLE GLAZING GL3 - COMMERCIAL GLAZING

CMP1 - METAL PANEL TYPE 1 AC1 - PRECAST ARCH CONCRETE ACZ - BOARD FORM ARCH CONCRET BM1 - EXISTING BRICK MASONRY BM2 - NEW BRICK MASONRY TYPE :

TM1 - TERPLACOTTA MASONRY M81 - STAMPED METAL SOFRIT

PMM - DARK PAINTED METAL
PM2 - MEDILM PAINTED METAL











- PERMIT

 B 2019-10-11 REZONING / HERITAGE ALTERATION
 - PERMIT R1
- C 2020-08-07 REZONING / HERITAGE ALTERATION
- PERMIT R2 D 2021-01-11 REZONING / HERITAGE ALTERATION PERMIT R3

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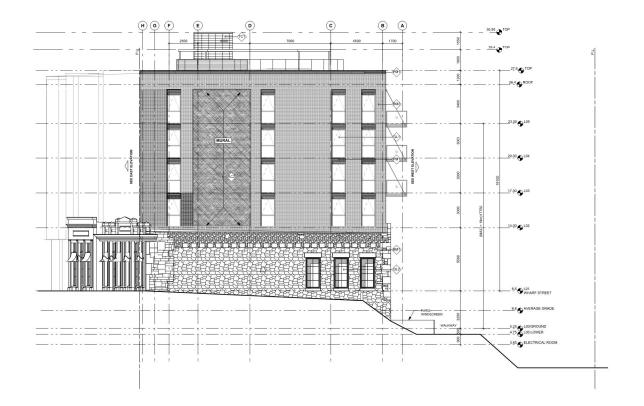


Northern Junk

1314-1318 Wharf Street, Victoria BC GL1 - NEW RESIDENTIAL GLAZING GL2 - HERITAGE STYLE GLAZING GL3 - COMMERCIAL GLAZING West Elevation CMP1 - METAL PANEL TYPE 1

AC1 - PRECAST ARCH CONCRETE
AC2 - BOARD FORM ARCH CONCRETE BM1 - EXISTING BRICK MASCURPY
BM2 - NEW BRICK MASCURPY TYPE 1
TM1 - TERRIACOTTA MASCURPY
MS1 - STAIPED METAL SOFFIT

PMM - DARK PAINTED METAL
PM2 - MEDILM PAINTED METAL



NORTH ELEVATION 1







- A 2019-06-19 REZONING / HERITAGE ALTERATION
- B 2019-10-11 REZONING / HERITAGE ALTERATION
 PERMIT R

 C 2020-08-07 REZONING / HERITAGE ALTERATION
- PERMIT R2

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Northern Junk



1314-1318 Wharf Street, Victoria BC

North Elevation

CHECKED: AB

19004C



EAST ELEVATION 1







- A 2019-06-19 REZONING / HERITAGE ALTERATION
- PERMIT
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 PERMIT R1
- C 2020-08-07 REZONING / HERITAGE ALTERATION
- PERMIT R2
 D 2021-01-11 REZONING / HERITAGE ALTERATION PERMIT R3

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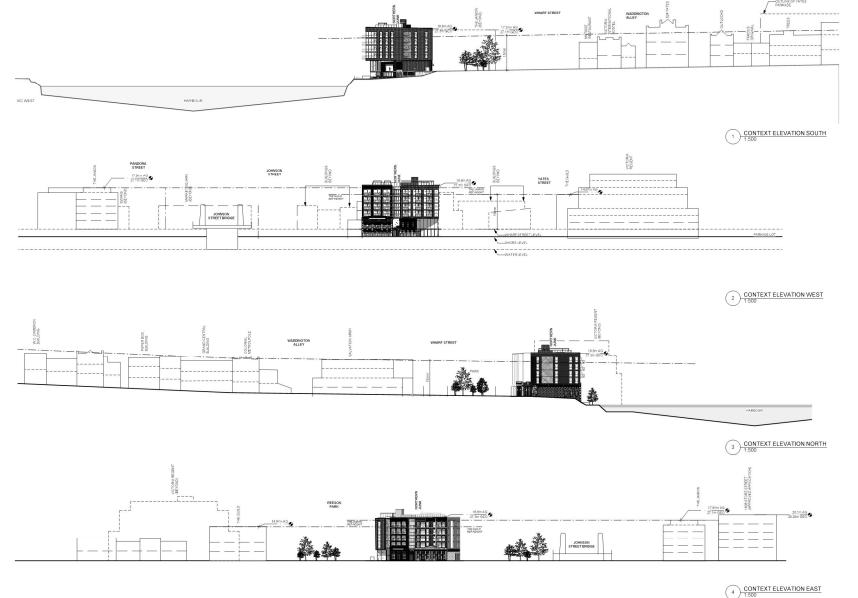


1314-1318 Wharf Street, Victoria BC

East Elevation

CHECKED: AB

19004C





Boniface Oleksiuk Politano Architects



RELIANCE CROSSTOWN

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 2 2019-01-11 REZONING / HERITAGE ALTERATION PERMIT R1
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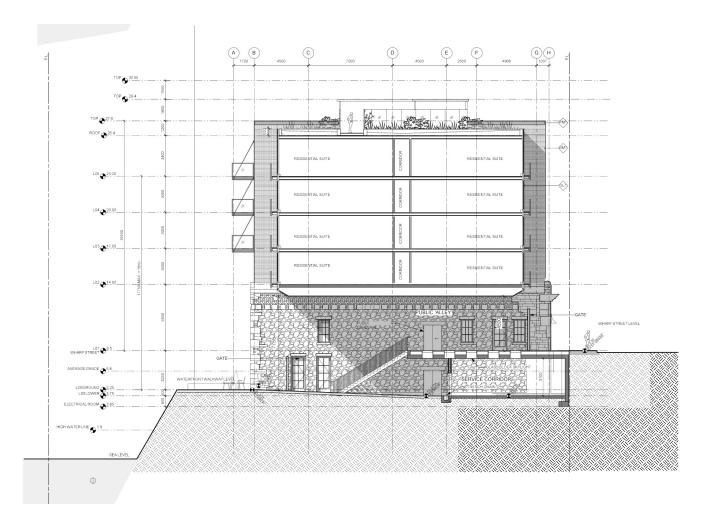
1314-1318 Wharf Street, Victoria BC

Context Elevations

CHECKED: AB

19004C

NOTE: CONTEXT ELEVATIONS ARE APPROXIMATE BASED ON BEST ESTIMATES AND AVAILABLE INFORMATION.









- A 2019-08-19 REZONING / HERITAGE ALTERATION

- A 2019-09-19 REZONING /HERTIAGE ALTERATION
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 B 2019-10-11 REZONING / HERTIAGE ALTERATION
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 C 2020-08-37 REZONING / HERTIAGE ALTERATION
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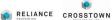
1314-1318 Wharf Street, Victoria BC

Section - A

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- A 2019-06-19 REZONING / HERITAGE ALTERATION

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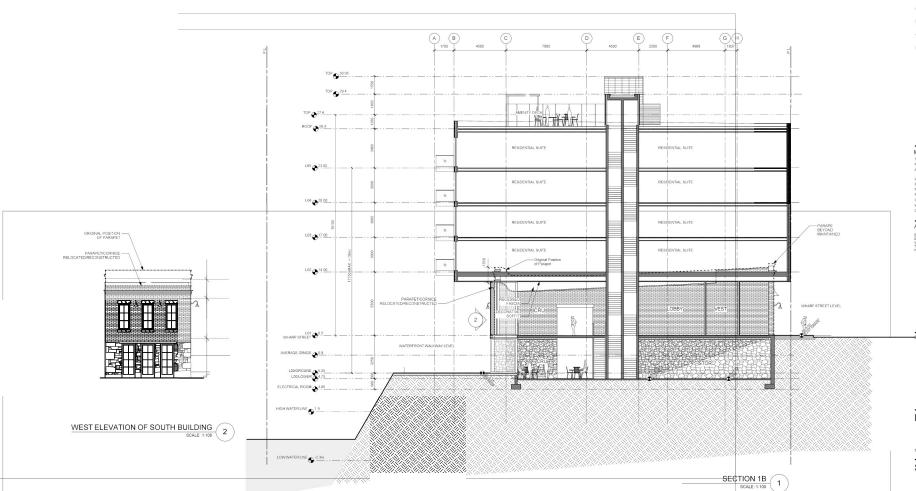


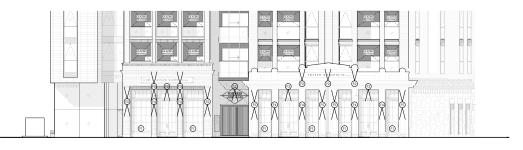
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1314-1318 Wharf Street, Victoria BC

Section - A2

CHECKED: AB











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ARCHITECT

Boniface Clelosiuk Politano Architects 860-1500 West Georgia Street Vancouvar, BC, V6G 226 Tel. (230) 521-9069 Info@abarchitecture.ca

FIXTURE TYPES N.T.S.

		LUM	INAIRE SCHE	DUL	E				
						LAMP			
TYPE	DESCRIPTION	PRODUCT	MOUNTING	WATTS	TYPE	LED	COLOUR	V	REMARKS
				(W)		Lumens			
	180 DEG WINDOW SILL MOUNTED								
1	LUMINAIRE C/W NARROW BEAM	I GUZZINI TRICK I BU16-UNV-XX	SURFACE	3	LED	77	3000	120	SILVER COLOUR FIXTURE
	TO FRAME WINDOW								
	IN GROUND STAINLESS STEEL	LITEHARBOR VOLTECH ROUND IN-							
2	HOUSING UPLIGHT 24DEG	GROUND MR16 LED BULB IV630-H-ST	IN-GROUND	10	LED	600	3000	120	STAINLESS STEEL HOUSING
	NARROW FLOOD	CICOURD WIK TO LED BOLD TVOSO-TTO							
	2.5°DIA IP44 24DEG RECESSED	HONTECH-HT-THD10WAY C/W							
	DOWNLIGHT WITH CLEAR GLASS	REMOTE DRIVER	RECESSED	10	LED	850	3000	120	ALUMINUM FINISH TRIM COLOUR
	LENS								
	23"H X 18"W X 40"D SLOPING	LONGSHIRE TIDES - HALEIGH	WALL SURFACE MOUNTED	8	IED	650	2700	120	GALVANIZED SILVER
	GOOSENECK SINGLE BULB FIXTURE	OUTDOOR BARN LIGHT	WALE SOM ACE MODIVIED	3	1	3	2700	120	CHEVAINIED SEVER
	IPE 65 ADJUSTABLE SQUARE	ERCO 34500.000 C/W MOUNTING							
5	NARROW BEAM UPLIGHT -	PLATE	WALL	20	LED	1800	3000	120	ALUMINUM FINISH FIXTURE
	DOWNLIGHT WITH BLENDING LENS	LATE			l	l	1	l	

1. THESE LIMINUARIES ARE OPTIONAL THESE SHALL BE NOT BE INCLUDED IN THE BASE BID AND SHALL BE SHOWN AS A BREAKOUT "ADD PRICE" PRICE. PRICE SHALL INCLUDE ALL COMPONENTS FOR LIMINUARIE TO BE

OPERATIONAL INCLIDING TAXES INSTALLATION, HANDLING, SHPPING, WRING
2. FINAL CALCULATIONS WITH STREET LIGHTING SHOULD BE ADVANCED TO AVOID LIGHT POLLUTION. PROCESS TO BE VERRED DURING CONSTRUCTION DRAWINGS PRIOR TO TENDER OR PROCUREMENT OF NOTED FIXTURES.

A. DUE TO CONSTANT CHANGES IN CATALOGUE NUMBERS, ALL NUMBERS INDICATED MUST BE VERIFIED WITH THE MANUFACTURER PRIOR TO ORDERING.

B. ALL LIMINATE FINITES TO BE APPROVED BY ARCHECT PROR TO GROBBING.
C. THE OF CONSIDERION FOR ALL CEMANS TO BE CONSIDERED WITH ARCHECIBEAL DRAWINGS PRICE TO ORDERING MOUNTING KITS. CONTRACTOR TO GRAIN A SET OF FC ARCHECIBEAL DRAWINGS AND COORDINATE
MONITOR WITH CEMAN FIRST SHOWN, NO DOWN WILL AS ALLOWED FOR ROACHIN.

D. CONTRACTOR TO ALLOW A MINIMAM 2 WEEKS FOR INITI REVIEW OF ENTIRE LIGHTING SHOP DRAWING PACKAGE. NO DELAY CLAMS WILL BE ALLOWED FOR ANY SUBSEQUENT REVIEW TIME REQUIRED DUE TO INCORRECT SHOP DRAWINGS.

E. ALL CONTROLS INTEGRATED WITH LUMINARIES TO BE COMMISSIONED ON SITE AFTER INSTALL. CONTRACTOR TO ENSURE THAT ALLOWANCE IS MADE FOR ADJUSTING AND COMMISSIONING OF ALL CONTROLS REQUIRED.

E. ALE CONTROLS INTELLIGENCED WITH LORINGHINGS TO BE CONTROLLED WITH A SECRET RESPONDED. CONTROLL CONTROL OF TO ENDINE

F. COORDINATE MOUNTING HEIGHT OF ALL WALL MOUNTED LIMINARIES WITH ARCHITECT PRIOR TO ROUGH HIN.

G. ALL JUNCTION BOXES FOR SURFACE MOUNT LUMINARIES SHALL NOT BE WIDDER THAN THE LUMINARIE MOUNTING PLATE.

H. ALL LED LIMMNARES ARE BE INCLUDED WITH CONSTANT CURRENT DRIVERS UNLESS SPECIFED.

I. ALL LIMMNARES SHALL BE APPROVED AS DEFINED IN CURRENT CANADIAN ELECTRICAL CODE (CEC)

0 0 0 0 **(1) (1) (1)** 1/1

> WEST ELEVATION SCALE - 1:100

Northern Junk

1314-1318 Wharf Street, Victoria BC

Lighting Plan

CHECKED:

JOHNSON STREET NORTHERN JUNK

REZONING /HERITAGE ALTERATION PERMIT_R3

DRAWING LIST:

L0.00 COVER L0.01 DESIGN RATIONALE L0.02 HIGH AND LOW TIDE DIAGRAM L1.01 LAYOUT PLAN - SURFACE LOT LOADING OPTIONS L1.02 LAYOUT AND MATERIALS PLAN - GROUND LEVEL L1.03 LAYOUT AND MATERIALS PLAN - ROOF L2.01 SECTIONS L2.02 SECTIONS



5th Floor, East Asiatic House 1201 West Pender Street Vancouver BC Canada V6E 2V2 www.pwlpartnership.com

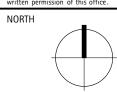
REVISIONS AND ISSUES 1 2020-06-19 REZONING / HERITAGE ALTERATION PERMIT 3 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT_R2 4 2021-01-11 REZONING / HERITAGE ALTERATION PERMIT_R3

Johnson Street Northern Junk Site Layout

1314 WHARF STREET

Lot 182F (001-005-723)

COVER



October 2019 15030 Northern Junk Plan.vwx

2021-01-13

Northern Junk Design Rationale

The landscape design associated with the updated Northern Junk building creates a functional and vibrant urban waterfront space that celebrates City of Victoria's shoreline. The public will benefit from the extended connection of the David Foster Way, proximities to Reeson Park and Johnson Street Bridge Public Realm.

Wharf Street Connection

The cast in place concrete sidewalk follows the requirements outlined in the Downtown Public Realm Plan and Streetscape Standards for the district of Inner Harbour. While there isn't room to include street trees between the existing buildings and the curb line, by not shifting the curb to achieve the necessary space we are able to protect the mature trees opposite the building. The hardscape paving in the passage between the buildings uses the same rhythm as the jointing in the sidewalk to create unity of the two spaces. The passageway also benefits from the glass tiles that create a light well into the spaces below. In-ground lighting along the edges provides safe lighting levels to prevent CTPED related issues. A gate located in line with the building faces and designed with historical reference can be used to secure the passageway after business hours.

Reeson Park Interface

The building design promotes an eyes-on-the park relationship of the CRU, the lobby and the residential units above Reeson Park. This is not only a benefit to the residents but provides a significant CPTED improvement as the sunken park is not in view from the street.

David Foster Way

The public extension of David Foster Way matches and aligns with the existing 4.5-meter width. The walkway is constructed from heavy timber members that evoke the industrial historical significance of the site. Emphasizing this relationship between the built and natural environment is a large precast "stone" seating feature. It provides a place to rest, wait for a table at the restaurant or simply enjoy the view.

The two outdoor patios are surfaced with stone pavers that create significant visual distinction between private and public spaces and also carry the historical connotation. These patios will provide animation along the David Foster Way. The comfortable atmosphere of the outdoor dining patios is created by discrete glass enclosures and two planters defining the spaces and protecting from the ocean winds. It is further emphasized by catenary lighting that defines the space with open canopy and provides soft ambient light.

The lower level of the passageway between the historical buildings uses heavy timber paving to create visual unity between the passageway and David Foster Way. In-ground lighting along the edges provides safe lighting levels to prevent CTPED related issues. As at the top on Wharf Street, a gate In line with the buildings provides after business hour security.

Rooftop

The rooftop includes an extensive sedum grass and perennial green roof and patios for residents. The patios are paved with hydrapressed pavers to allow for ease of removal for replacement and access to the slab for maintenance. There are three large cast in place planters located on the roof, one of which will serve as urban agricultural plot for the residents. Three shade structures will be providing comfort for residents using the roof for gardening or for leisure. The plant palette includes small native trees and native adapted plants with a variety of bloom periods and textures to reduce the need for watering while delivering all season interest.

Sustainability

Locally sourced stone pavers, manufactured timber and paving slabs have been selected as the paving material for their durability. A high efficiency, fully automated drip irrigation system with rain sensor will ensure healthy plant growth while keeping water use to a minimum. The green roof improves air quality, provides significant areas of planted space which will contribute to the reduction of heat island effect, reduce the urban storm water runoff and increases the habitat area along the shoreline.



PWL Partnership Landscape Architects
5th Floor, East Asiatic House
1201 West Pender Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com
T 604.688.6111

NO. DATE DESCRIPTION

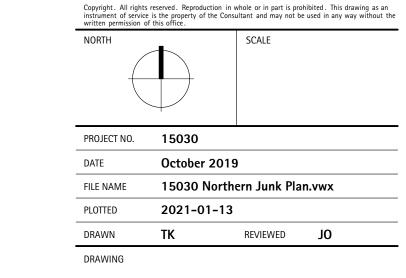
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Johnson Street Northern Junk Site Layout

1314 WHARF STREET

Lot 182F (001-005-723)

DESIGN RATIONALE



L0.01

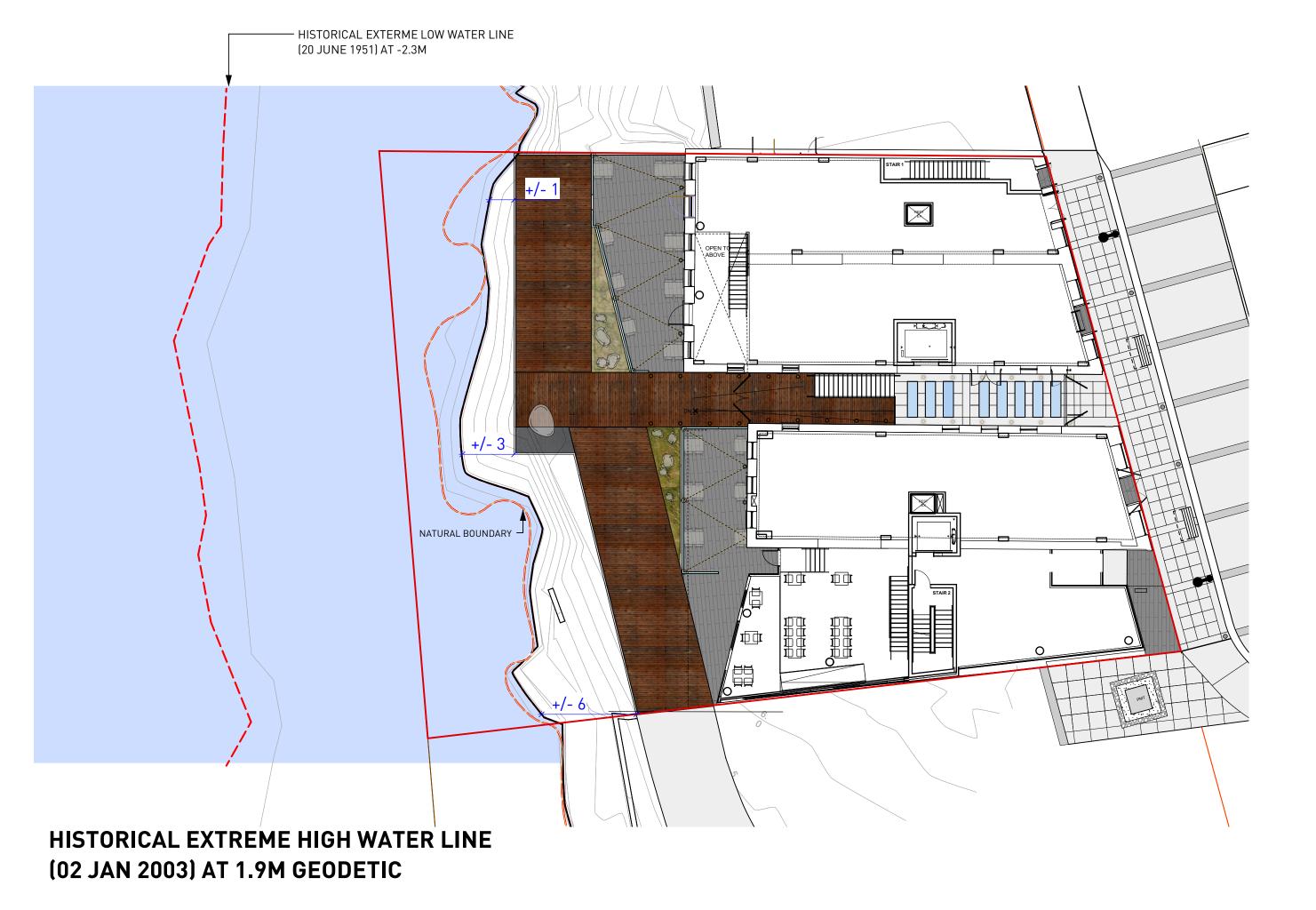


PWL Partnership Landscape Architects Inc
5th Floor, East Asiatic House
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www.pwlpartnership.com
T 604.688.6111
F 604.688.6112

REVISIONS AND ISSUES

NO. DATE DESCRIPTION

1 2020-06-19 REZONING / HERITAGE ALTERATION PERMIT
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3 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT_R2
4 2021-01-11 REZONING / HERITAGE ALTERATION PERMIT_R3



+/- 17

NA : IMA : ROUNIAM

1/- 23

HISTORICAL EXTREME LOW WATER LINE

(20 JUNE 1951) AT -2.3M

Johnson Street Northern Junk Site Layout

ADDRESS

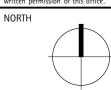
1314 WHARF STREET

Lot 182F (001-005-723)

DRAWING TITLE

HIGH AND LOW TIDE DIAGRAM

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1:200

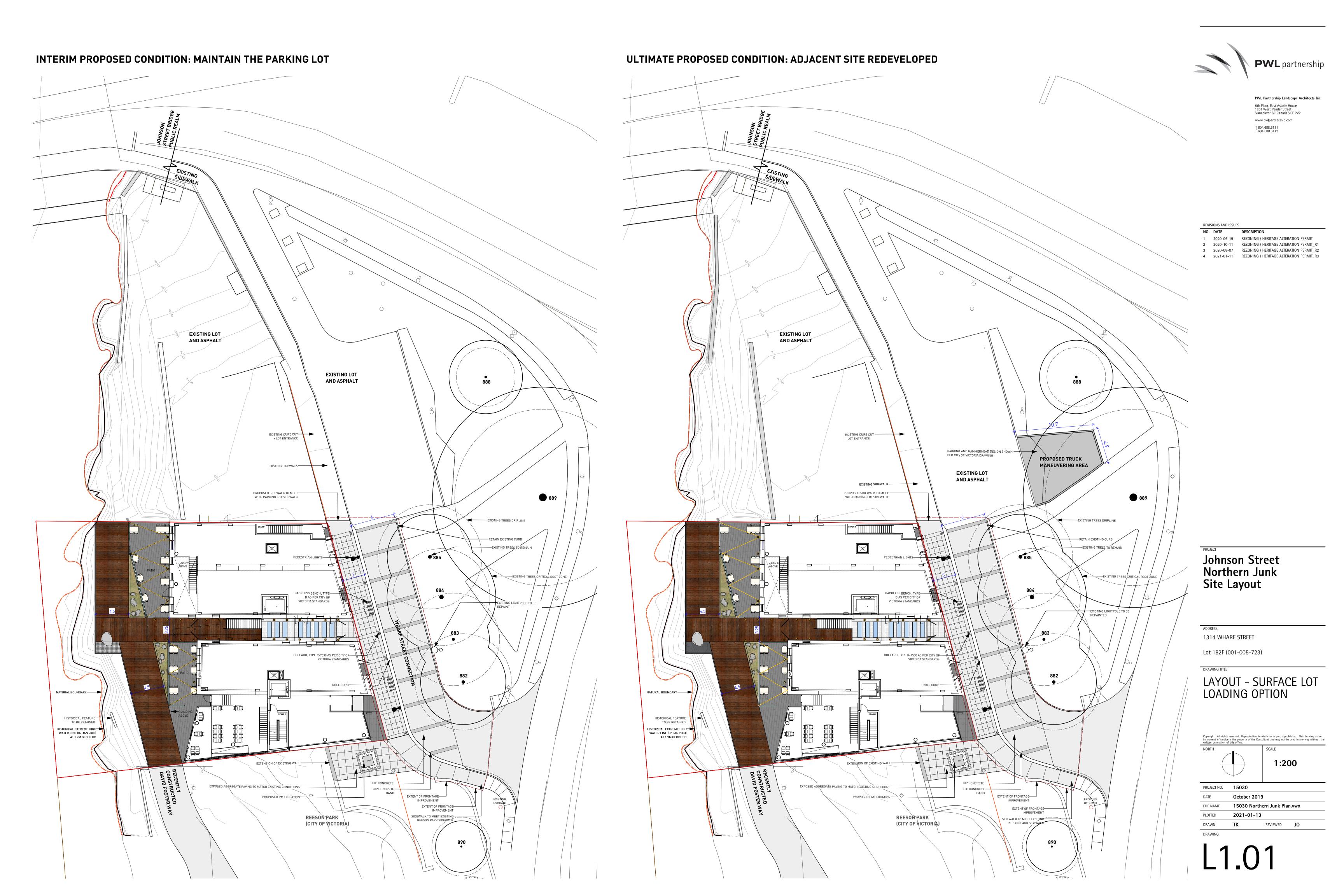
PROJECT NO. 15030

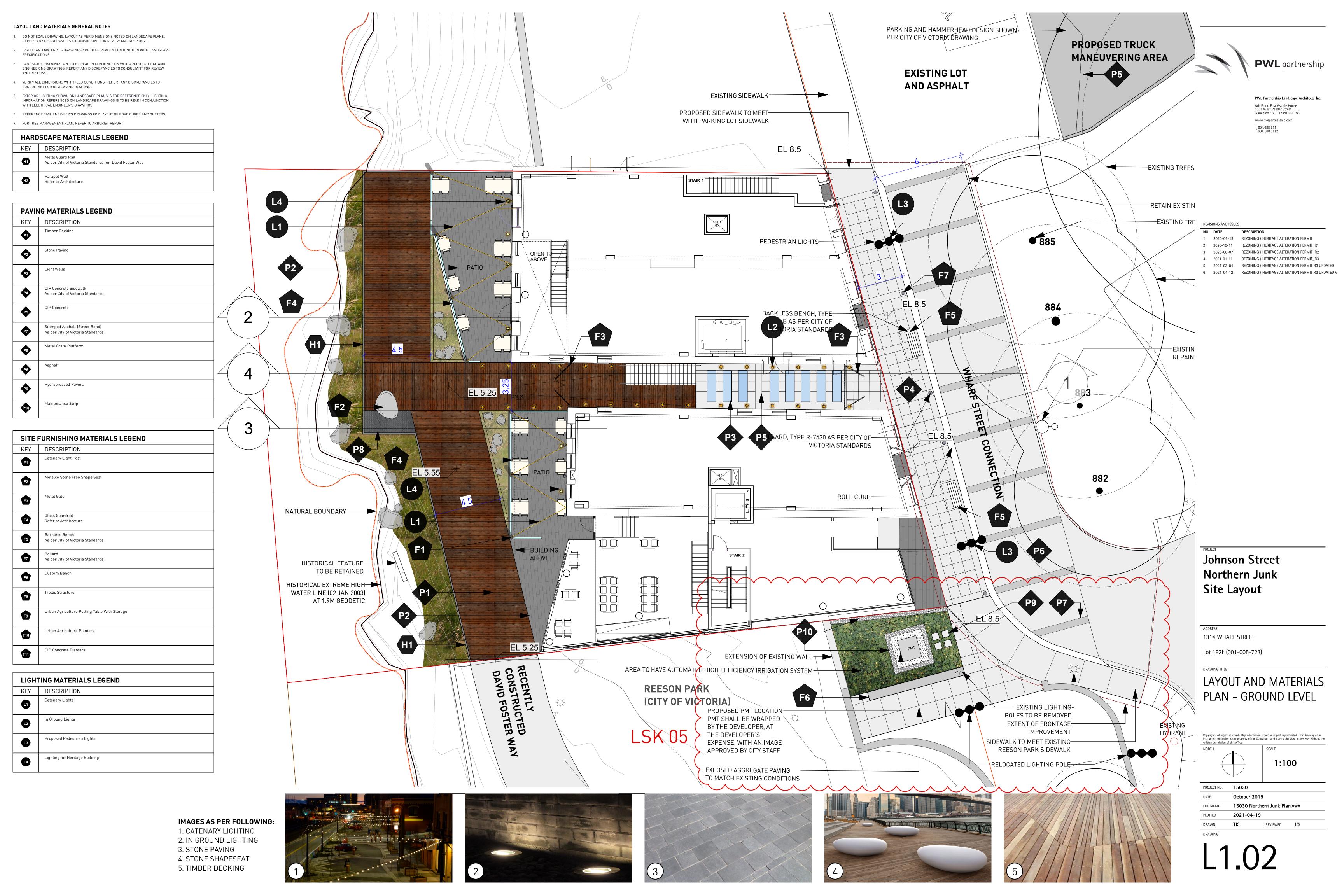
DATE October 2019

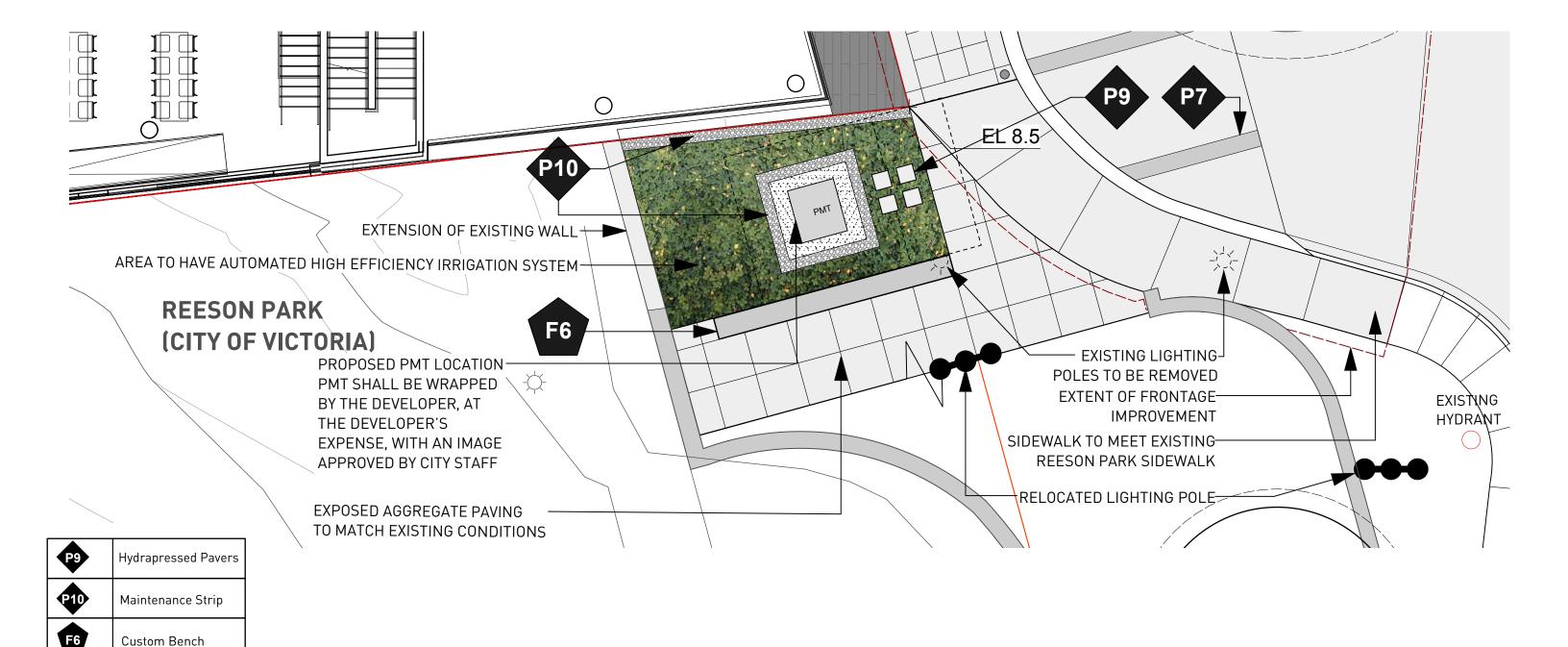
FILE NAME 15030 Northern Junk Plan.vwx

PLOTTED 2021-01-13

L0.02







PWL partnership T 604.688.6111 F 604.688.6112

This LSK to be read in conjunction with the following drawings:

L1.02

Project: 15030 Johnson Street Northern Junk Site Layout Drawing Title: PMT

Scale: 1:100

2021-04-12 15030 Northern Junk Plan.vw LSK 05



Revised:

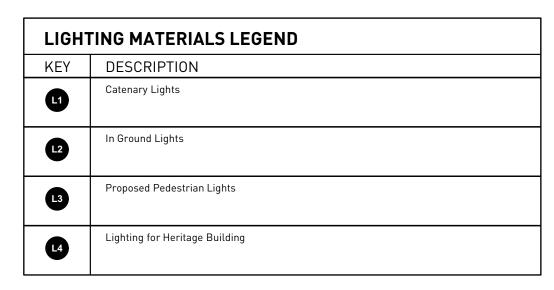
LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS.
 REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- 2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS
- 3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW
- 4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- 5. EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
- REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.
- 7 EOD TREE MANAGEMENT DI ANI REEED TO ARRODIST REDORT

HARD	SCAPE MATERIALS LEGEND
KEY	DESCRIPTION
H1	Metal Guard Rail As per City of Victoria Standards for David Foster Way
H2	Parapet Wall Refer to Architecture

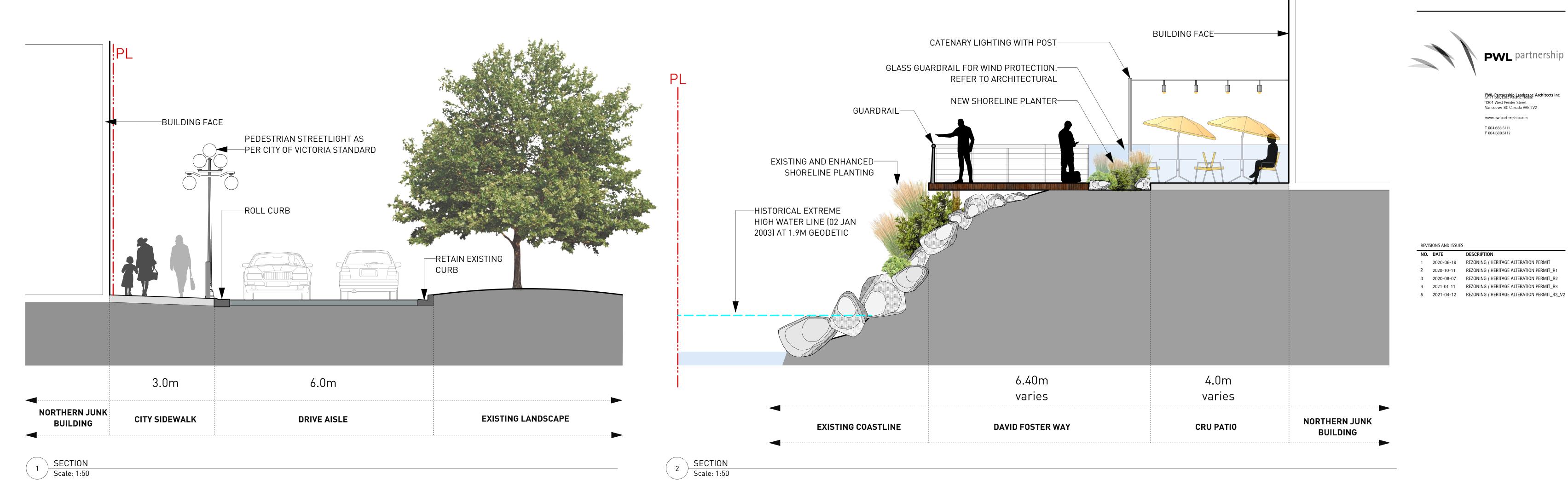
KEY	DESCRIPTION
P	Timber Decking
P2	Stone Paving
P3	Light Wells
P4	CIP Concrete Sidewalk As per City of Victoria Standards
P5	CIP Concrete
P6	Stamped Asphalt (Street Bond)
P7	Metal Grate Platform
P8	Hydrapressed Pavers

KEY	DESCRIPTION
Ē	Catenary Light Post
F2	Metalco Stone Free Shape Seat
F3	Metal Gate
F4	Glass Guardrail Refer to Architecture
F5	Backless Bench As per City of Victoria Standards
F6	Bollards As per City of Victoria Standards
Ē7	Trellis Structures
F8	Urban Agriculture Potting Table With Storage
F9	Urban Agriculture Planters
F10	CIP Concrete Planters





_1.03

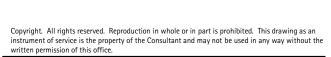




1314 WHARF STREET

Lot 182F (001-005-723)

SECTIONS



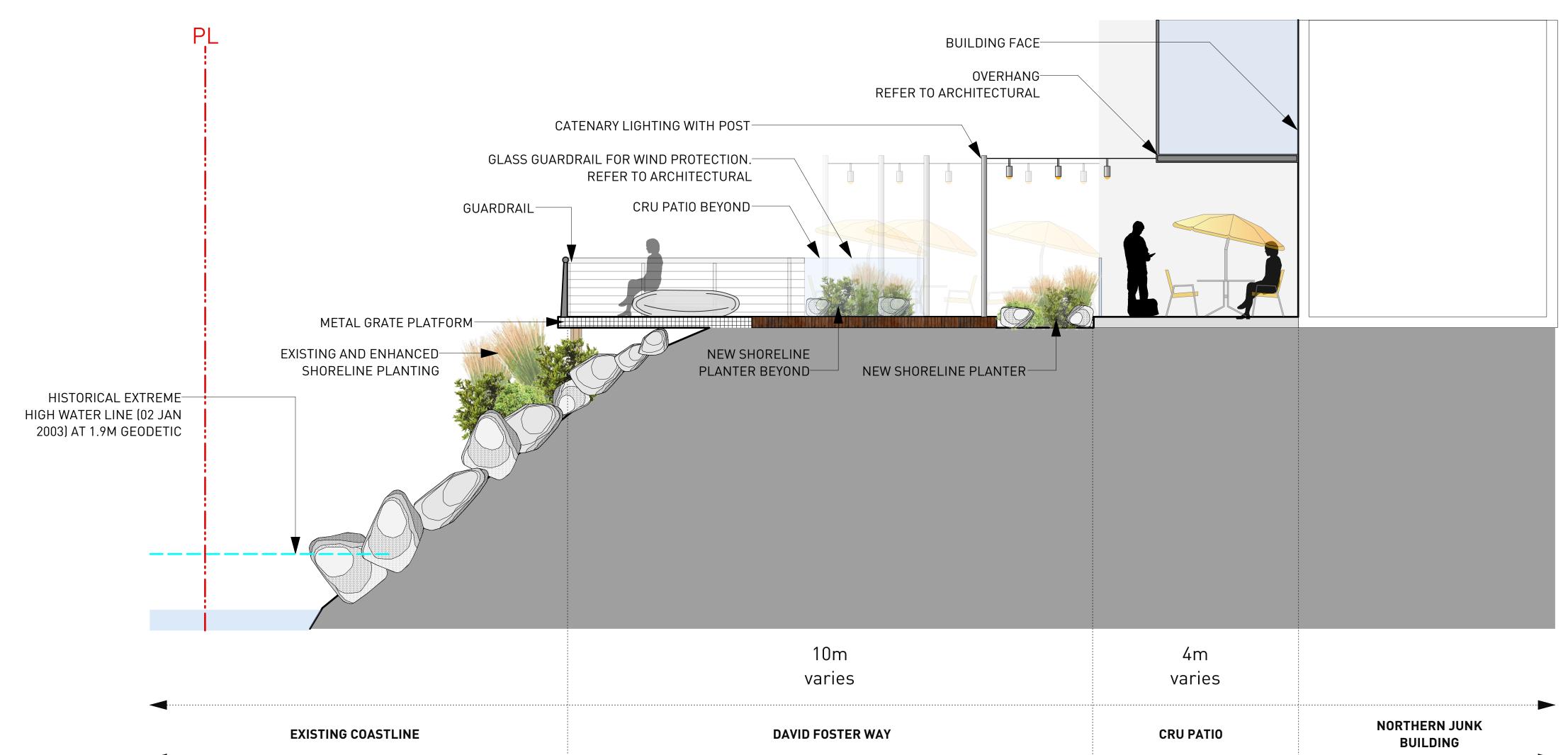
PWL Partnership Landscape Architects Inc

1201 West Pender Street Vancouver BC Canada V6E 2V2

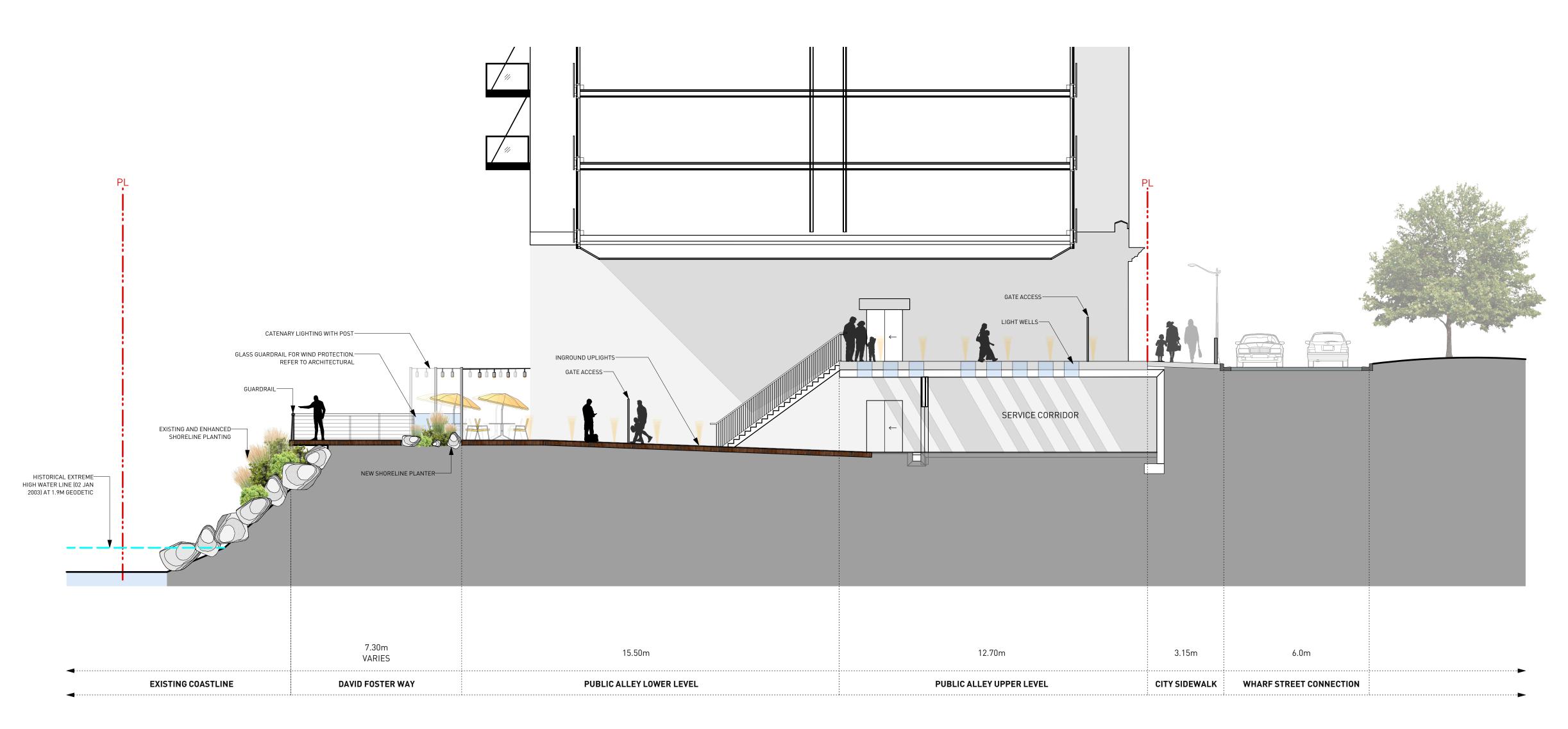


PROJECT NO. **15030** October 2019

15030 Northern Junk Sections.vwx reviewed **JO**



SECTION
Scale: 1:50



Scale: 1:100



PWL Partnership Landscape Architects Inc 5th Floor, East Asiatic House 1201 West Pender Street Vancouver BC Canada V6E 2V2 www.pwlpartnership.com T 604.688.6111 F 604.688.6112

REVISIONS AND ISSUES NO. DATE DESCRIPTION 1 2020-06-19 REZONING / HERITAGE ALTERATION PERMIT 2 2020-10-11 REZONING / HERITAGE ALTERATION PERMIT_R1 3 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT_R2

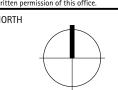
4 2021-01-11 REZONING / HERITAGE ALTERATION PERMIT_R3

Johnson Street Northern Junk

1314 WHARF STREET

Lot 182F (001-005-723)

SECTIONS



1:100

reviewed **JO**

PROJECT NO. **15030** October 2019 15030 Northern Junk Sections.vwx FILE NAME DRAWN

